



Document 2016 409

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Date 2/17/2016 Time 10:57:53AM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$47.20

Rev Stamp# 48 DOV# 51

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

WARRANTY DEED

(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335

Recorder's Cover Sheet

\$30,000

Preparer Information: (name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

3/4

Taxpayer Information: (name and complete address)

Catherine G. Camp, Trustee of the Bluebird Trust, PO Box 16552, Nederland, CO 80466

E

Return Document To: (name and complete address)

Catherine G. Camp, Trustee of the Bluebird Trust, PO Box 16552, Nederland, CO 80466

Grantors:

Montross Properties, LLC

Grantees:

Catherine G. Camp, Trustee of the Bluebird Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Jerrold B. Oliver, Attorney

Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$30,000.00 Dollar(s) and other valuable consideration, Montross Properties, LLC, a limited liability company organized and existing under the laws of Iowa does hereby Convey to Catherine G. Camp, Trustee of the Bluebird Trust the following described real estate in Madison County, Iowa:

The South 39 feet 8 inches of Lot One (1) and the South 39 feet 8 inches of the East One-third (1/3) of Lot Two (2) in Block Seventeen (17) of the Original Town of Winterset, Madison County, Iowa.



The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: June 27, 2016

Montross Properties, LLC, a limited liability company corporation

By: See Signature Pages Attached

SIGNATURE PAGE BY KAYE HART FOR SALE FROM MONTROSS PROPERTIES, LLC
TO CATHERINE G. CAMP, TRUSTEE OF THE BLUEBIRD TRUST

By Kaye J. Hart
Kaye J. Hart, Manager

STATE OF GEORGIA, COUNTY OF DAWSON

This record was acknowledged before me this 22 day of Jan.,
2016, by Kaye J. Hart as Manager of Montross Properties, LLC.

[Signature]
Signature of Notary Public

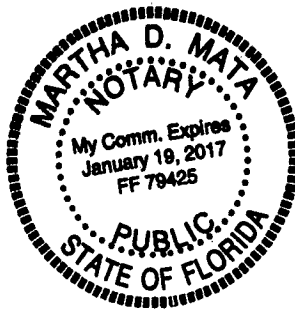


SIGNATURE PAGE BY RAYE ZEIGLER FOR SALE FROM MONTROSS PROPERTIES,
LLC TO CATHERINE G. CAMP, TRUSTEE OF THE BLUBIRD TRUST

By Raye J. Zeigler, Manager
Raye J. Zeigler, Manager

Florida
STATE OF ~~MISSOURI~~, COUNTY OF Collier

This record was acknowledged before me this 22nd day of January,
2016, by Raye J. Zeigler as Manager of Montross Properties, LLC.



Maata
Signature of Notary Public